

Perhaps you are wondering why we have shown you a drone video at a housing mtg.?? although i do love the view of the river going to the ocean, it's not that, it's an overview seen from above. Now i will give you the overview of our vision from ground level. Main St Usa, which could bring multiple levels of support to our area, including financial programs ,adheres to the following statement.

The community development field has changed dramatically over the course of the past three and a half decades. In many ways, new trends in planning, development, and preservation build off principles that those in the Main Street network have long understood: that revitalization must be inclusive and representative of the community, that a place's distinctive characteristics and older and historic buildings are its greatest assets, and that fostering a strong local-business environment creates enormous rewards.

In 2014 we took a look at our neighborhood and we saw some concerning things. there were vacant, and abandoned buildings. people were moving out of the neighborhood, and houses on the market lingered.. there were social problems and safety concerns. People had lost hope, and no one was doing anything to help improve the area. the area which we call captains row and which is main st Harwich and gateway to our town.we began with the built environment to bring focus to the area through its unique cultural and historical contributions . every project needs a launch and ours is the West Harwich schoolhouse, poised now to be a maritime museum and visitors center for the area. In this one project we are including Monomoy Regional school district , Cape cod tech, the sheriffs office program for inmates to gain hands on training, Karl's boat shop is very interested as are the folks at Hyannis Maritime museum. the harwich chamber of commerce and the harwich recreation department.. concurrently we were bringing the focus to town , presenting to the board of selectmen and Harwich historical commission. we have met with the town administrator, the planning department, the engineering department, a zoning board member , the head of the Harwich chamber of commerce and our local law enforcement officials We have engaged with the town who has brought in the design team vhb to help design a rt 28 road revamp that could include sidewalks with a cape cod berm, trees , pocket landscaping, soft downcast lighting ,to tie in with the mains st historic atmosphere. Included in this vision is a restore to the historic landscape of homes. In our proposal for all of Captain;s Row , but currently focusing onThe Judah chase property the house and land are kept unchanged. The house is rehabbed by a 501 non profit possibly ell's added on in the way of the architectural heritage in the area. The barn is also rehabbed. these become rental units or condos net gain 5 or more.affordable units/. Any Tax credits gains are then open to be refueled into the harwich housing authority, or otherwise and the historic properties have covenants that keep it both historic and affordable.

The important point in your decision making is that this is a total plan for a depressed area. Our efforts at districting bring with it a chance for the area to receive economic assistance , historic and affordable housing rehab tax credits ,to qualify for grants, a chance for those living in the area meeting certain income guidelines to qualify for 0 interest and forgivable loans. So for instance an elderly person who needs code upgrades, or a roof, could apply and receive forgiveness of the loan if they live in the house for 10 years. Main St Usa and others have found that this approach brings in tremendous and varied support to the entire area, and it brings hope and pride to the whole town. But the cautionary tale is this: all these grants, tax credits and economic incentives ,supports would go away if we become unqualified. in our districting efforts. Having worked with the massachusetts historical commission I am acutely aware of the importance they place on the continuity and integrity of historic properties within a district. At this point, the degradation of even one historic property within the continuity of other historic homes could destroy all our plans for bringing in the support programs mentioned, With our affordable housing proposal in conjunction with historic districting and other planning measures The entire neighborhood will receive attention and chances for financial , and business support This is the choice we hope you will consider.